

**FLATHEAD COUNTY PLANNING BOARD  
MINUTES OF THE MEETING  
NOVEMBER 27, 2007**

**CALL TO ORDER**

A meeting of the Flathead County Planning Board was called to order at approximately 6:00 p.m. Board members present were Michael Mower, Randy Toavs, Gordon Cross, Gene Dziza, Kathy Robertson, and Kim Fleming. Frank DeKort, Barry Conger Don Hines had an excused absence. Jeff Harris represented the Flathead County Planning & Zoning Office.

There were approximately 10 people in the audience.

**PUBLIC REVIEW**

Gene Dziza reviewed the public hearing process.

**APPROVAL OF  
MINUTES**

No minutes approved.

**PUBLIC COMMENT  
(not related to  
agenda items)**

None.

**RIVERDALE  
NEIGHBORHOOD  
PLAN**

A request to approve the Riverdale Neighborhood Plan. The Riverdale Neighborhood Plan would be incorporated into the 2007 Flathead County Growth Policy. The properties are located directly south of the Flathead County Landfill and contain approximately 3053 acres. The planning area is bordered by Clark Drive to the south; US Highway 93 to the east; and West Spring Creek Road and Fox Farm Road to the west. The properties can further be described as the following; except that portion (325 acres) annexed into the City of Kalispell as the Silver Brook Subdivision.

**MOTION**

Robertson made a motion seconded by Fleming:

*Developments ~~should~~ shall be at a scale to serve the surrounding neighborhood and to enhance the community character. Mixed commercial-residential uses are appropriate when scaled to match the local character, such as 2nd story apartments over businesses. Such areas ~~should~~ shall be developed as nodes around important intersections or existing focal points and not configured in a "strip" commercial pattern. Any development along a major roadway would be subject to county guidelines for highway corridors. Local supporting public facility uses such as schools, fire stations and parks are also appropriate uses in this category.*

The motion was carried by quorum.

## MOTION

Robertson made a motion seconded by Fleming to change the title:

**Mixed Use — /Community Commercial** The Mixed Use/Community Commercial land use category is intended to provide flexibility in design and to promote a mix of commercial and housing options. This category permits retail and general commercial uses that serve the broader community and tourist economy. Mixed residential commercial uses where the commercial portion is compatible with the residential is appropriate. This category permits a range of commercial development such as hotels, banks, restaurants, professional office centers and a mix of residential use including apartment complexes, single family attached and detached, duplexes, town homes, and accessory apartments at an average density of six (6) dwelling units per one (1) acre. Commercial developments should be configured as centers or nodes. Strip commercial configurations should be avoided. Development density in the Mixed Use land use category may be increased with the creation of community or public water and sewer systems or annexation into a municipal water and sewer district. Commercial development such as shopping malls or large box retail stores (e.g. Super Wal Mart) is neither appropriate nor contemplated in this land use category.

The motion passed 5-1 with Dziza dissenting.

## MOTION

Fleming made a motion seconded by Robertson:

### **Landfill Transitional Area**

Uses in the Landfill Transitional area category include uses compatible with and/or complementary to the continued operation and future expansion of the Flathead County Landfill. These uses include light industrial type development including warehouses, light assembly and manufacturing, high tech industrial businesses, and recycling processing plants and limited large residential lots equal to or greater not less than 20 five acres. Other residential development and high-traffic industrial/commercial uses are not appropriate in this category. However, an appropriate use within 1,320 feet of the landfill, but not in the Landfill Transition area, is single family residential with lot sizes equal to or greater than five acres. At the time of zone change it will be determined whether a five or 2.5 acre residential density is appropriate.

The zoning districts which are consistent with the Landfill Transition include agricultural (SAG-5, SAG10, AG-20, AG-40) districts, Light Industrial (I-1H (except accessory apartments), and I-2).

The motion was carried by quorum.

## MOTION

Fleming made a motion seconded by Robertson:

### **Agricultural Land**

Agricultural land use designates privately owned lands that will be primarily used for agricultural purposes. This use promotes the continuation of agricultural practices, including but not limited to, the growing and harvesting of crops, hay and grains as well as livestock production. This category is intended to protect agricultural land from encroachment of intense residential and commercial uses. Animal feedlots, horticultural plantations and nurseries, Christmas tree farms and other agrarian operations are all compatible with this designation, as is limited residential.

The motion passed 4-2 with Dziza and Toavs dissenting.

## MOTION

Robertson made a motion seconded by Fleming:

This plan anticipates the creation of a new zoning district. A Residential district of one dwelling unit per 2.5 acres is noticeably absent in the Flathead County Zoning Regulations and is needed. The timing of the creation of this zoning district shall occur after the adoption of this plan. However, it is possible that the district may take some time to create. In the event that this district is not created in due time, this the plan will either require revisions or should be interpreted so that the proposed land use categories can be implemented through existing zoning districts or regulations.

The motion passed 4-2 with Cross and Mower dissenting.

## MOTION

Robertson made a motion seconded by Cross:

The Riverdale Neighborhood Plan will be implemented over many years, and only as necessary supporting infrastructure and services are extended, improved, or created to serve an ever increasing neighborhood population.

Future development must be tied to infrastructure availability. Infrastructure must be provided prior to the development, either on a planning area level scale or individually as part of the subdivision or development process. Infrastructure includes, but is not limited to, paved roads, water, sewer, schools emergency response services and parks.

The motion was carried by quorum.

**MOTION**

Cross made a motion seconded by Robertson:

*All development in the Landfill Transition Area ~~should limit points of ingress and egress~~ shall access from McDermott Road onto U.S 93.*

The motion was carried by quorum.

**MOTION**

Robertson made a motion seconded by Fleming to amend map 2.

The motion was carried by quorum.

**MOTION**

Cross made a motion seconded by Robertson to amend map 2.

The motion was carried by quorum.

**MOTION**

Cross made a motion seconded by Toavs to amend map 5.

The motion was carried by quorum.

**MOTION**

Fleming made a motion seconded by Robertson to strike map 7.

The motion failed 2-4 with Toavs, Cross, Dziza, and Robertson dissenting.

**MOTION**

Cross made a motion seconded by Robertson to amend map 9

The motion was carried by quorum.

**MOTION**

Cross made a motion seconded by Dziza to amend map 9.

The motion was carried by quorum.

**MOTION**

Robertson made a motion seconded by Fleming to amend map 9.  
The motion was carried by quorum.

**MOTION**

Cross made a motion seconded by Fleming to amend map 9.

The motion was carried by quorum.

**MOTION**

Fleming made a motion seconded by Mower to add red stripes to map 9.

The motion was carried by quorum.

**MOTION**

Cross made a motion seconded by Robertson to recommend approval of the Riverdale Neighborhood Plan as amended to the County Commissioners.

The motion was carried by quorum.

**MOTION**

Robertson made a motion seconded by Fleming to not forward the findings of fact to the Commissioners.

The motion passed 5-1 with Toavs dissenting.

**ADJOURNMENT**

The meeting was adjourned at approximately 8:30 p.m. on a motion by Robertson seconded by Mower. The next meeting will be held at 6:00 p.m. on September 19, 2007.

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Gene Dziza, Chairperson

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Kayla Kile, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: 1/9/08